



## Is Housing ACT breaking the Planning Rules?

Dear **GNCA Members**

### The GNCA is asking ACAT to review two development applications approved by ACTPLA

You would have recently observed many articles in all local media around the evictions of long-term public housing tenants. Griffith and Narrabundah is not exempt! The *ACT Government's Growing and Renewing Public Housing Program*, is demolishing red brick cottages, breaching the Planning rules and building 3 dwellings on public housing blocks in low-density residential RZ1 zones where only two dwellings are permitted. Minimal permeable planting areas will remain for grass, plants and trees.

The GNCA met last month with officials from Housing ACT, and it was clear that HACT is determined to continue its demolition and rebuilding programs in RZ1 zones. HACT is failing to conduct proper consideration of their tenants or consult with their neighbours. It is of concern that ACTPLA is allowing these developments to proceed. We have therefore asked ACAT to review the Lockyer Street and Sturt Avenue proposals.

The GNCA is aware of some dense local developments scheduled at the addresses (below).

- 18 Lockyer Street - DA submitted 27 September 2021 approved by ACTPLA 23 May 2022
- 32 Sturt Ave – DA Submitted 4 November 2021, bulldozed 5 February 2022, approved by ACTPLA, 3 June 2022.
- 33 (awaiting DA) and 77 Captain Cook Crescent (HACT surrendered the DA following GNCA appeal)
- There will be more locations throughout Griffith and Narrabundah to follow. We expect DAs for 5 and 7 Roe Street to be notified soon.

### How can you become involved?

The GNCA believes the ACT Government should provide good quality public housing for those in need. At present HACT is trying to cram as many people, dwellings, carports and concrete as possible into re-development sites; appears to be serving evacuation orders to tenants, regardless of their personal situations, and is falling short in the management and maintenance of some of the HACT properties. If there are any similar situations near where you live, do not hesitate to complain to HACT at [CSD@act.gov.au](mailto:CSD@act.gov.au) or to your local Kurrajong MLAs. The more complaints, the better the chance of remedial action by HACT.

### Some Recent Articles

<https://citynews.com.au/2022/government-softens-on-housing-act-evictions/>

<https://citynews.com.au/2022/housing-act-coerces-distressed-tenants-to-face-panel/>

<https://the-riotact.com/public-housing-tenants-to-be-forced-to-relocate-as-renewal-program-steps-up/535443>

<https://www.canberratimes.com.au/story/7724691/act-govts-forced-evictions-undermine-the-promise-of-home/>

<https://www.canberratimes.com.au/story/7731939/relocation-of-public-housing-tenants-an-exercise-in-hubris/>

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